



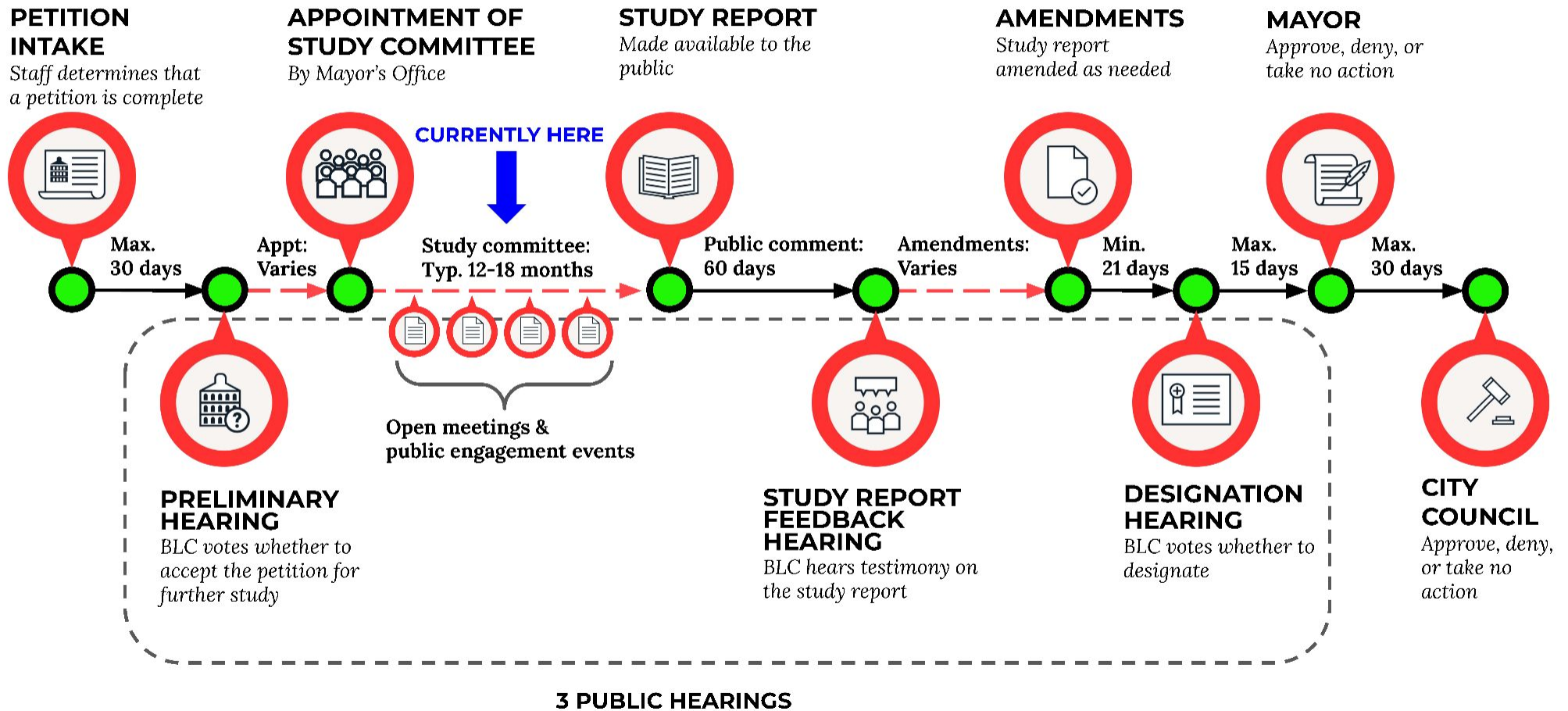
MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



Meeting #12: April 8, 2026

TIMELINE

LANDMARKING PROCESS - Districts



Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

AGENDA

- I. Review and vote on minutes from the 3/25/2026 Public Meeting.
- II. Public feedback since last meeting
 - BLC Staff to share any feedback received by BLC
 - Study committee members share feedback received
- III. Standards & Criteria
 - Study Committee to discuss findings from historic district regulation comparisons
- IV. PUBLIC COMMENT
- V. Review Public Engagement Event plan
- VI. Staff Updates
- VII. Projected adjournment: 8:00 P.M.

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MEETING MINUTES

- Review and vote on minutes from the 3/25/2026 Public Meeting

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PUBLIC FEEDBACK

- BLC Staff to share any feedback received by BLC.
- Study committee members to share feedback received.

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STANDARDS & CRITERIA

- Recap of last meeting:
 - The Study Committee reviewed section 7.4 “Standards and Criteria (Landmark District)”:
 - Cladding and facade elements
- To review tonight:
 - Roofs, roof decks, and various roof additions.



1. Dormer
2. Cornice
3. Gutter
4. Bracket
5. Dentil
6. Lintel

7. Muntin
8. Blind/Shutter
9. Sill
10. Rustication
11. Fencing
12. Curb wall

13. Stringer
14. Railing
15. Stoop
16. Basement
17. Pilaster
18. Transom

19. Hood
20. First floor
21. Second floor
22. Entablature
23. Mansard

ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS



What do you observe?

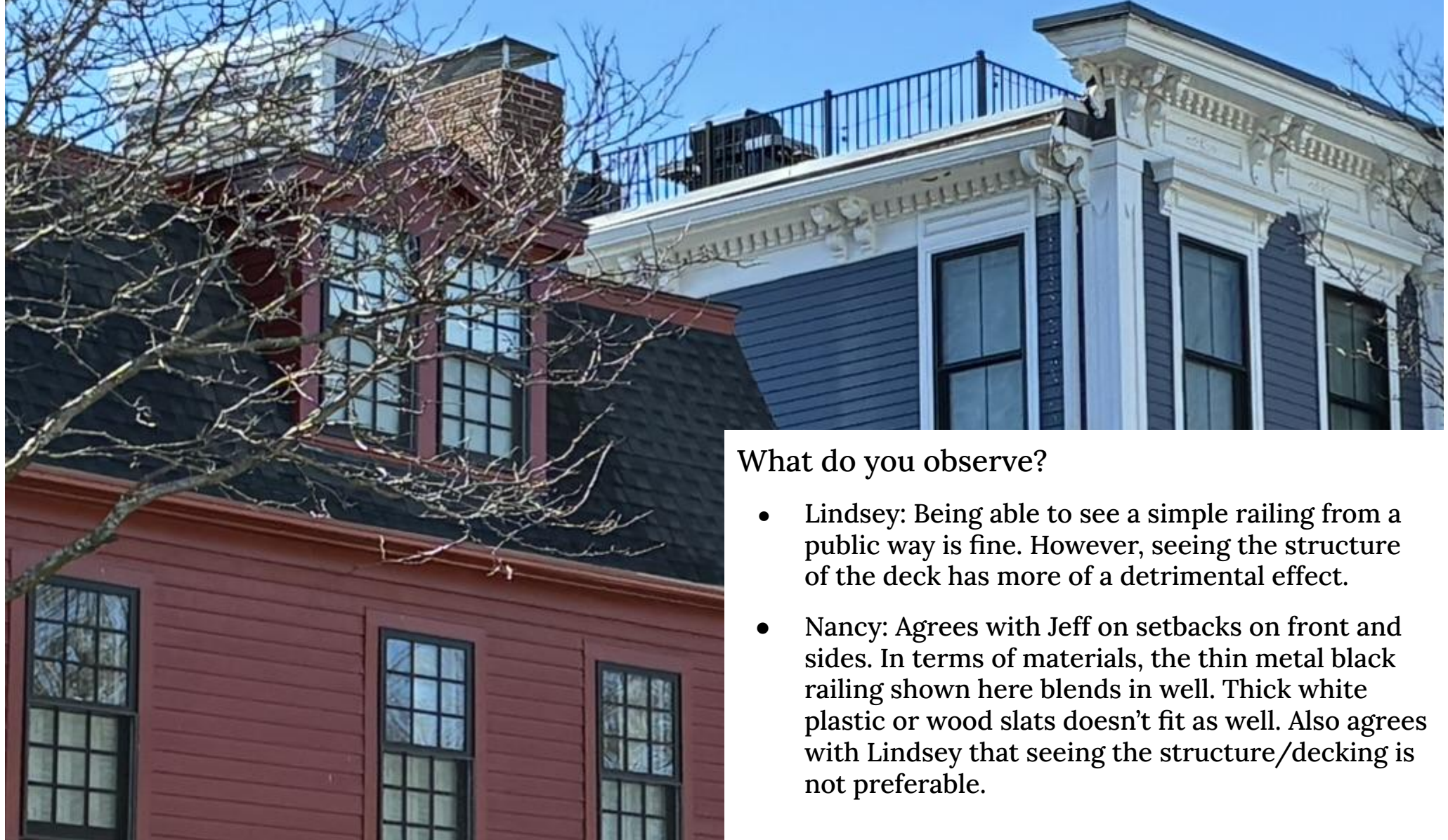
- Ian: Roof deck is visible from the street. The platform base is visible. This seems OK.
- Jeff: Generally supports allowing roof decks but there is a setback from the front elevation and not the side. Maybe greater side setback would be better.
- Julie: Roof additions shouldn't block views of the Monument if possible. (Gabby notes that we can regulate views from public ways.)
- Lindsey: Echoes what Jeff said about setbacks on all sides.

Meeting, and can be emailed to BLC@boston.gov.

ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS



What do you observe?

- Lindsey: Being able to see a simple railing from a public way is fine. However, seeing the structure of the deck has more of a detrimental effect.
- Nancy: Agrees with Jeff on setbacks on front and sides. In terms of materials, the thin metal black railing shown here blends in well. Thick white plastic or wood slats doesn't fit as well. Also agrees with Lindsey that seeing the structure/decking is not preferable.

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ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS



What do you observe?

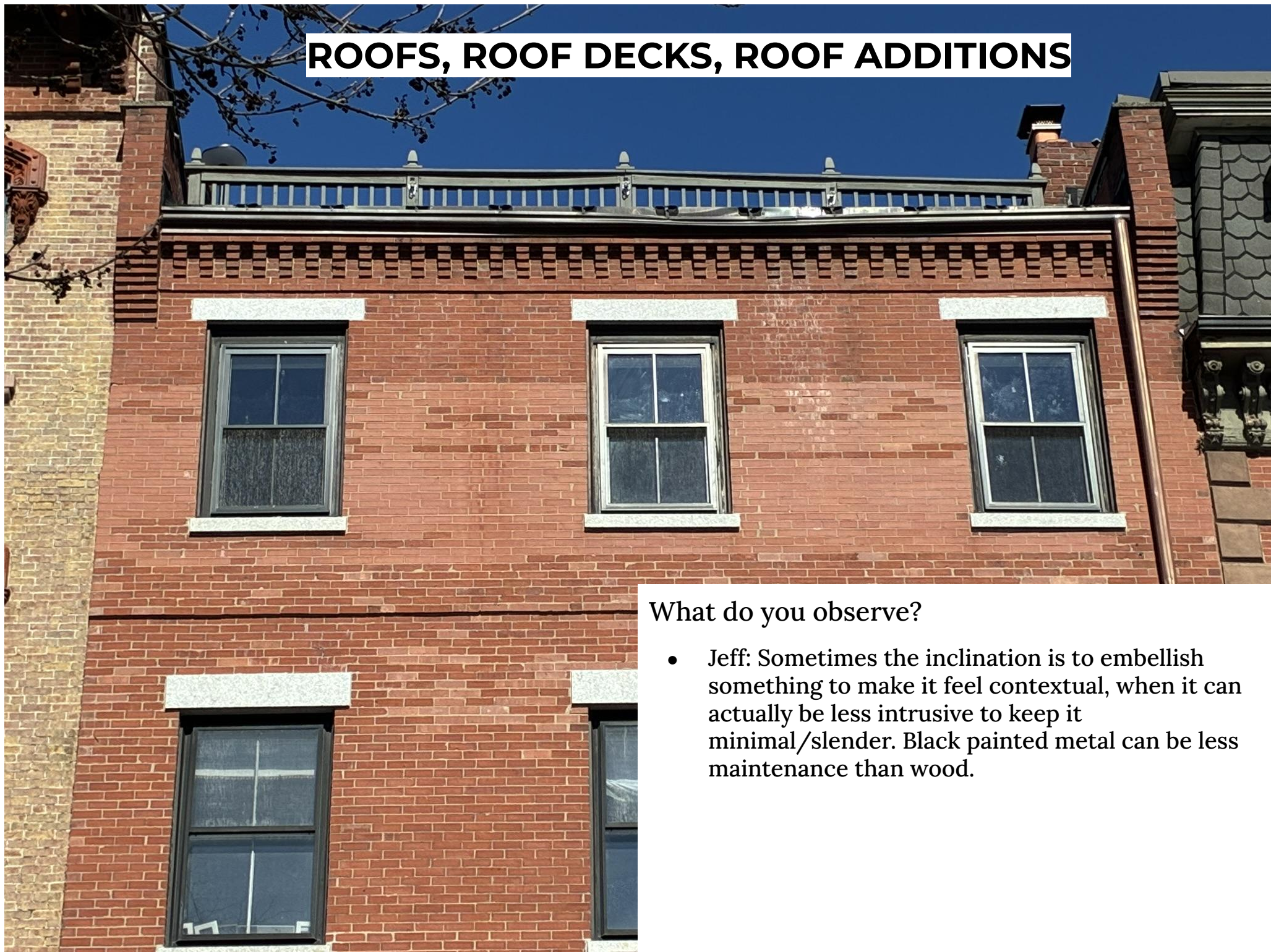
- Question from Elizabeth - are you interested in roof decks being “minimally visible” or “not visible” from a public way?
 - Nancy: How is “minimally visible” defined? Not interested in banning roof decks.
 - Jeff: We don’t want the setback to be so much that people can’t have functional roof decks. Maybe look at typical building dimensions and set it at 2-3 feet if that allows for reasonable-size roof decks. Is it possible to set a minimum of 2 feet and then address on a case-by-case basis for highly visible elevations? If sidewall is highly visible maybe minimum applies on all sides, but if sidewall is not visible, then no minimum.
- Nancy: Large setback of the rooftop addition shown here and minimal railing helps decrease the impact of this rooftop addition.

and can be emailed to BLC@boston.gov.

ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS



What do you observe?

- Jeff: Sometimes the inclination is to embellish something to make it feel contextual, when it can actually be less intrusive to keep it minimal/slender. Black painted metal can be less maintenance than wood.

ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS

What do you observe?

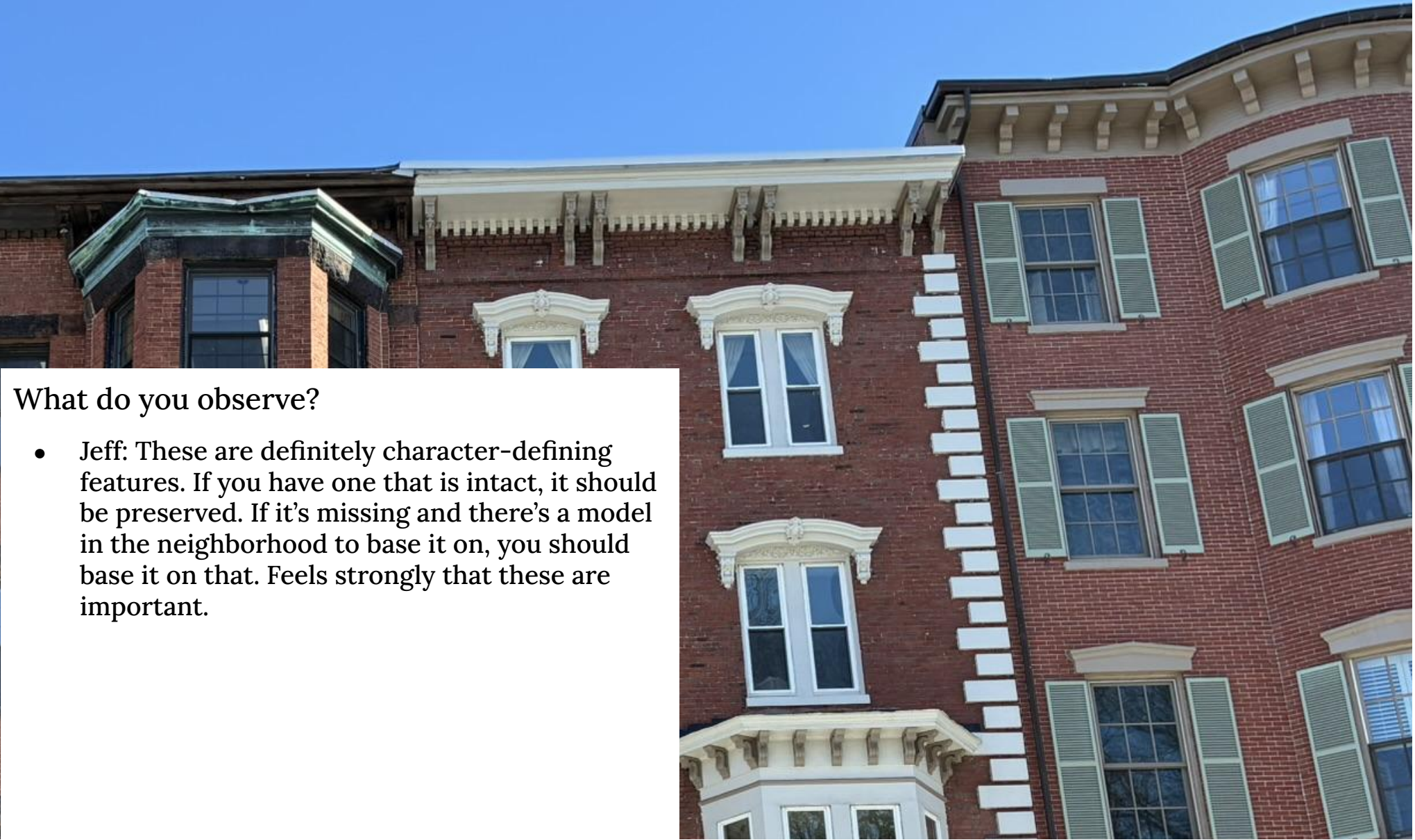
- Nancy: Has observed cupolas installed in the neighborhood as a headhouse for roof access.
- Gabby: Notes that non-original features can be defined as a later contributing feature.
- Jeff: It can be good to give people the opportunity to add square footage through the addition of dormers. Flexibility to add dormers can be beneficial and has already happened in the neighborhood historically.
- Jen: We also see people infill between dormers. How does committee feel about that?
- Nancy: Good to think about how people can add living space without disturbing the visual integrity of the architecture.
- Jeff: Chimneys are a character-defining feature. Tearing them down for the sake of tearing them down is unfortunate. Preserving existing historic chimneys that are architectural features is preferred. Altering or removing chimneys for good reason could maybe be allowed.
- Crystal: Would like to see flexibility as much as possible.

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ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS



What do you observe?

- Jeff: These are definitely character-defining features. If you have one that is intact, it should be preserved. If it's missing and there's a model in the neighborhood to base it on, you should base it on that. Feels strongly that these are important.

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ROOFS, ROOF DECKS, ROOF ADDITIONS



ROOFS, ROOF DECKS, ROOF ADDITIONS

What do you observe?

-



PUBLIC COMMENT PERIOD

- Any comments or questions from members of the public in attendance?

Comments will be limited to 2 minutes per person.

*If you would like to speak, please “raise your hand” via the Zoom meeting platform. If you are calling in and cannot use the platform, you can press *9 to “raise your hand.”*

You can also send your questions or comments to staff via email at BLC@boston.gov and they will be conveyed to the study committee.

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PUBLIC ENGAGEMENT PLAN

- 5:30pm arrival to help prep
- Event materials will be distributed to Study Committee members before the weekend to become familiar with the programming
- Event has been posted as a public notice.



STAFF UPDATES



APPLICATION TIMELINE

PERMIT

Start the building permit application process with the Building Dept. You will be informed if your work requires historic approval. Historic approval is the last step in the permit process.

HEARING SCHEDULED

Instructions will be emailed to applicant on how to participate in a hearing. Refine your presentation and mark your schedule.

DECISION

After the hearing, you will receive a decision letter. Use this letter to obtain your building permit. Be sure to display your historic approval placard on site for the duration of the project.



APPLICATION

Submit an application on our website for the appropriate historic commission. Check for hearing dates & deadlines. Resolve any outstanding violations.

PUBLIC HEARING

Your project will be reviewed at a public hearing. The Commission will deliberate, take community feedback, and vote on your proposal accordingly.



City of Boston
Historic Preservation

CITY of BOSTON

Public comment will be taken at the end of the meeting, and can be emailed to BLCC@boston.gov.

DESIGN REVIEW PROCESS

The Boston Landmarks Commission consists of nine members and nine alternates who live in the City of Boston, and are appointed by the Mayor for a term of 3 years.

- Two commissioners and two alternates, who shall be registered architects in the Commonwealth, nominated by the Boston Society of Architects
- One commissioner and one alternate who shall be architectural historians, nominated by the Society for the Preservation of New England Antiquities (Historic New England)
- One commissioner and one alternate who shall be experienced as city planners, nominated by the Regional Chapter of the American Institute of Planners
- One commissioner and one alternate who shall be landscape architects registered in the Commonwealth, nominated by the Boston Society of Landscape Architects
- One commissioner and one alternate nominated by the Greater Boston Real Estate Board
- One commissioner and one alternate nominated by the Greater Boston Chamber of Commerce
- Two commissioners, and two alternates, selected at large by the Mayor and who by reasons of experience or education have demonstrated knowledge and concern for conservation and enhancement of those physical features of the city which are important to its distinctive character.

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DESIGN REVIEW PROCESS

The Boston Landmarks Commission consists of nine members and nine alternates who live in the City of Boston, and are appointed by the Mayor for a term of 3 years.

- Two commissioners and two alternates, who shall be registered architects in the Commonwealth, nominated by the Boston Society of Architects **Brad Walker, Angela Ward Hyatt, John Freeman, Jeffrey Heyne**
- One commissioner and one alternate who shall be architectural historians, nominated by the Society for the Preservation of New England Antiquities (Historic New England) **Jeffrey Gonyeau, (vacant)**
- One commissioner and one alternate who shall be experienced as city planners, nominated by the Regional Chapter of the American Institute of Planners **Lindsey Mac-Jones, (vacant)**
- One commissioner and one alternate who shall be landscape architects registered in the Commonwealth, nominated by the Boston Society of Landscape Architects **David Berarducci, John Amodeo**
- One commissioner and one alternate nominated by the Greater Boston Real Estate Board **Kirsten Hoffman, Senam Kumahia**
- One commissioner and one alternate nominated by the Greater Boston Chamber of Commerce **Justine Orlando, (vacant)**
- Two commissioners, and two alternates, selected at large by the Mayor and who by reasons of experience or education have demonstrated knowledge and concern for conservation and enhancement of those physical features of the city which are important to its distinctive character. **Felicia Jacques, Christopher Hart, (vacant), (vacant)**

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NEXT STEPS

Next Committee meeting topics

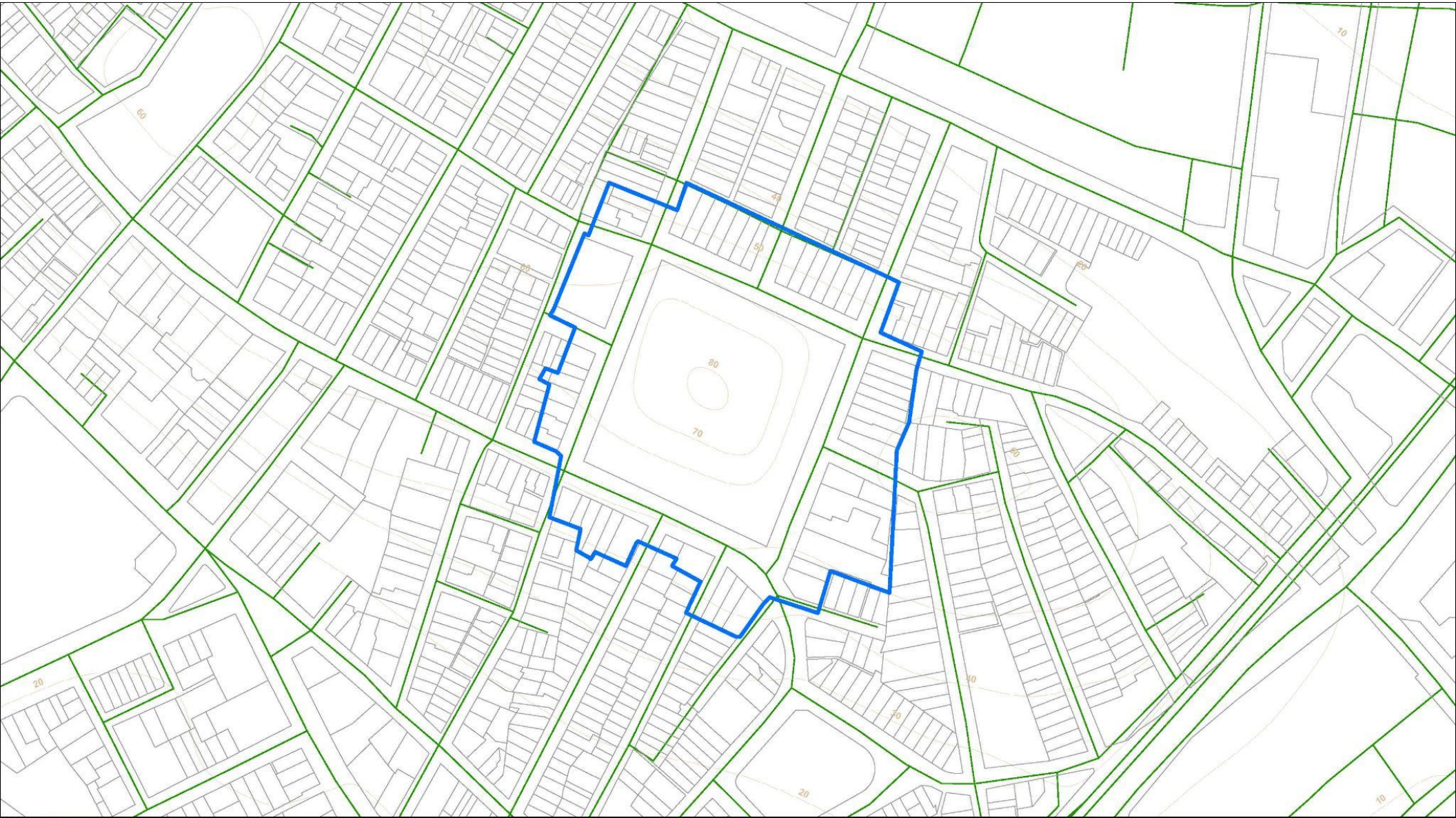
- Discuss public feedback
- Standards & Criteria

Next meeting date

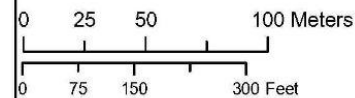
- Public engagement event: April 15, 2026

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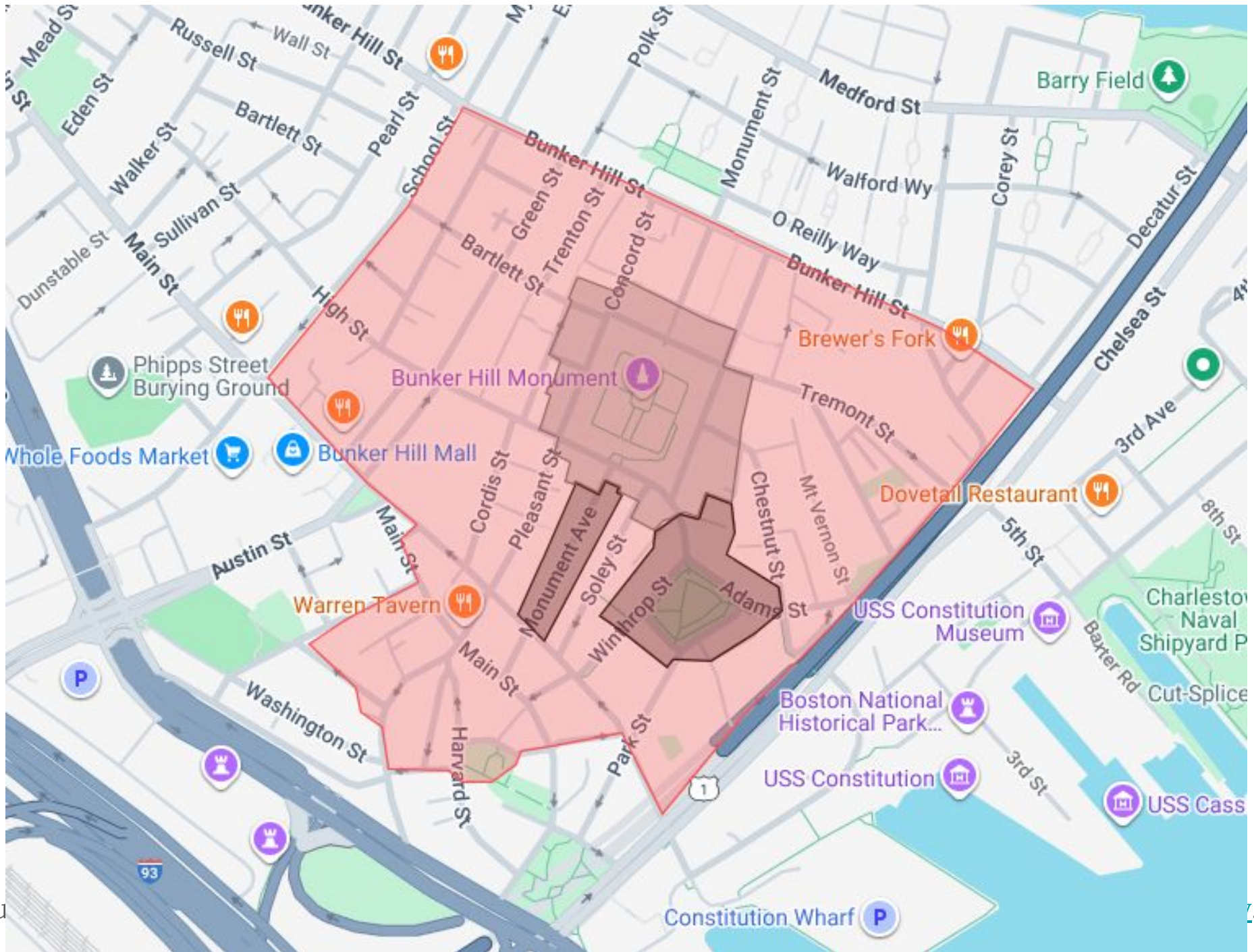
ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



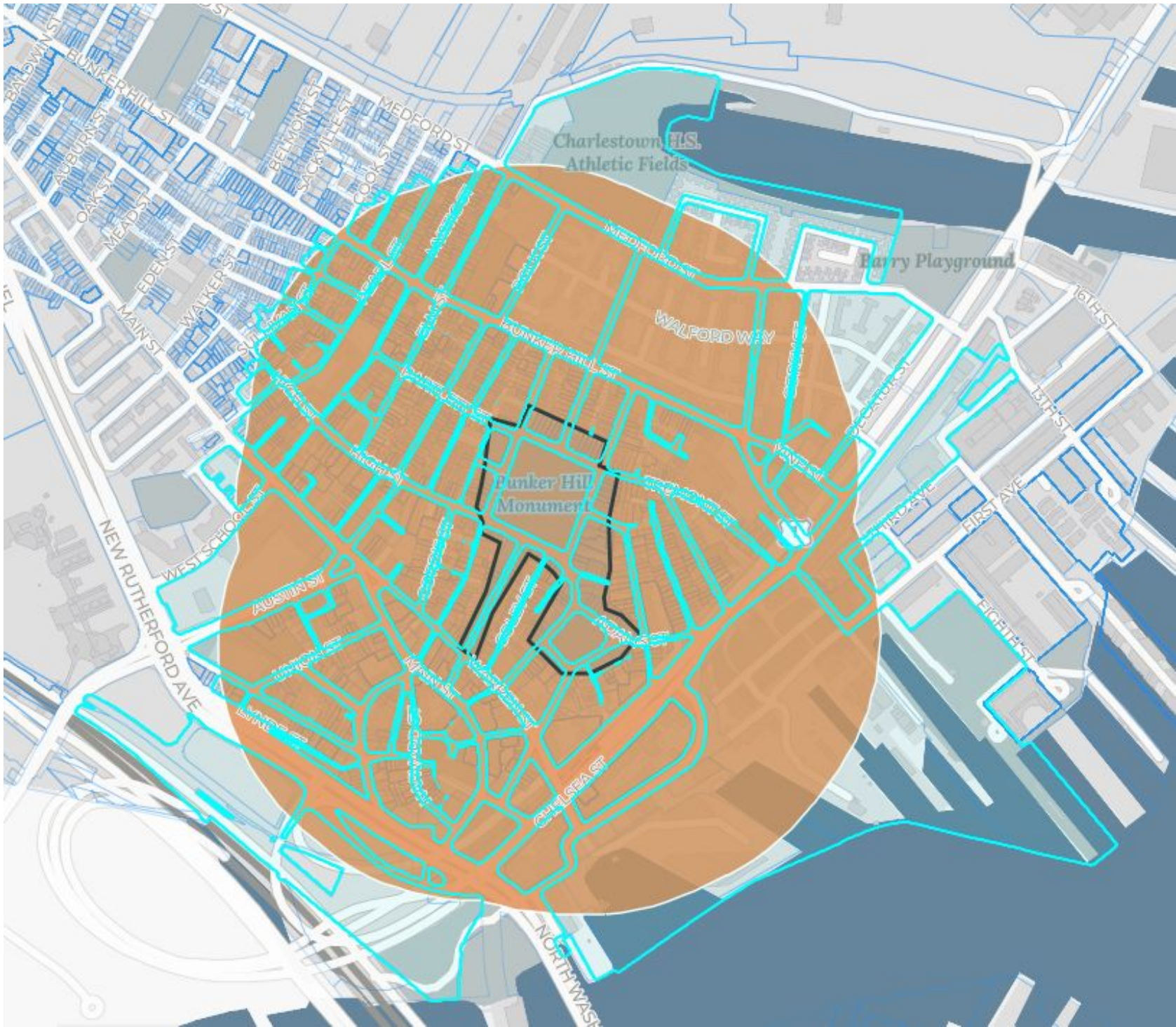
 Monument Square Historic District



STUDY COMMITTEE WORKING DRAFT



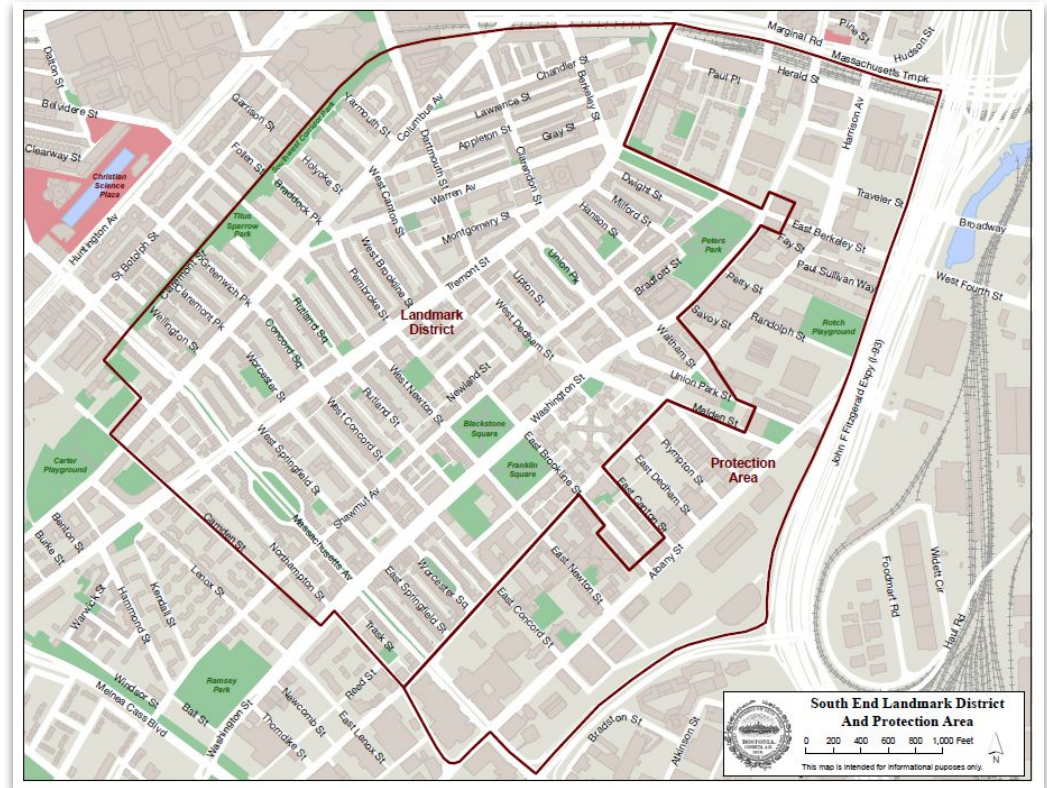
1200 FEET FROM WORKING BOUNDARY



TYPES OF DESIGNATIONS

Based on the resource's level of significance, the Commission may designate it:

- An **Individual Landmark**;
- An **Architectural Conservation District** (an area with significance at the local level);
- A **Landmark District** (an area with significance above the local level);
- A **Protection Area** (an area adjacent to and contributing to the physical environment of an Individual Landmark, Landmark District, or Architectural Conservation District).



South End Landmark District and Protection Area

LANDMARK DISTRICT vs PROTECTION AREA

LANDMARK DISTRICT	PROTECTION AREA
<ul style="list-style-type: none">● Administer <u>design review</u> for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character● Establish <u>design guidelines</u> for alterations, appropriate additions, or new construction. May include such things as:<ul style="list-style-type: none">– Materials– Architectural details– Height– Protection of character-defining features– Roof decks● <u>Prevent the demolition</u> of significant structures	<p>The standards and criteria applicable within any protection area can only restrict:</p> <ul style="list-style-type: none">● demolition,*● land coverage,● height of structure,● landscape,● topography. <p><i>“Demolition” can be defined by the standards and criteria and is not necessarily full demolition. For example, it could be defined as the removal of 25% or more of a building.</i></p> <p><i>Also, the standards and criteria can require that any new construction on demolition sites meets the Landmark District criteria.</i></p>

LANDMARK DISTRICT vs PROTECTION AREA

Enabling legislation:
Ch. 772 of the Acts of 1975

LANDMARK DISTRICT CRITERIA

“The commission may designate any improvement or physical feature as a landmark, and may designate any area in the city as a landmark district, or architectural conservation district and may amend any such designation as herein provided upon a finding by the commission that the designation or amendment meets any of the following criteria: –

(a) inclusion in National Register of Historic Places as provided in the National Historic Preservation Act of 1966;

(b) structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation;

(c) structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages;

(d) structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation.”

PROTECTION AREA CRITERIA

“The commission may designate any area in the city as a protection area as herein provided upon a finding by the commission that the area to be designated is visually related to the landmark, landmark district or architectural conservation district but is not necessarily of sufficient historical, social, cultural, architectural or aesthetic significance to warrant designation as such. In determining the boundaries of a protection area, the commission shall consider the following elements:–

(a) major views and vistas of and from the landmark, landmark district, or architectural conservation district as determined by the topographical characteristics and the siting of existing buildings in the area contiguous to the landmark, landmark district or architectural conservation district;

(b) pattern of roads, paths and alleys which determine the size and shape of land parcels and which control vehicular and non vehicular movement to and from the landmark, landmark district or architectural conservation district;

(c) contrasts between the scale and density of the landmark, landmark district or architectural conservation district and the improvements under consideration for designation as a protection area;

(d) contrasts between the arrangement of structures and landscape and open space features of the landmark, in the landmark district or architectural conservation district and the improvements under consideration for designation as a protection area.

In no case shall the protection area extend more than twelve hundred feet from a boundary of the landmark, landmark district or architectural conservation district.”

STANDARDS AND CRITERIA

DIFFERENT AREAS OF PURVIEW FOR EACH DISTRICT:

South End: *Facades facing a public street & roof*

St. Botolph (Fenway/Kenmore): *Anything visible from a public street or park*

Beacon Hill: *Anything visible from public street or park*

Aberdeen (Brighton): *Anything visible from public street or park, including landscaping and trees*

Fort Point (South Boston): *Anything visible from a way open to public travel*

Bay Village: *All proposed exterior work (including work at rooftops) that is visible from a public way*

Back Bay: *All facades, roof, gardens*

Back Bay West/ Bay State Rd.: *Exterior work (including roofs) visible from any public way*

Mission Hill Triangle: *Exterior work on front elevations, side elevations, or rooftops visible from a public way*

Highland Park (Roxbury): *Demolitions, new construction, landscaping, trees, gardens and rock formations*

at the end of the meeting, and can be emailed to BLC@boston.gov.

STANDARDS AND CRITERIA - What is the jurisdiction?

The Boston Landmarks Commission and the District Commissions **DO:**

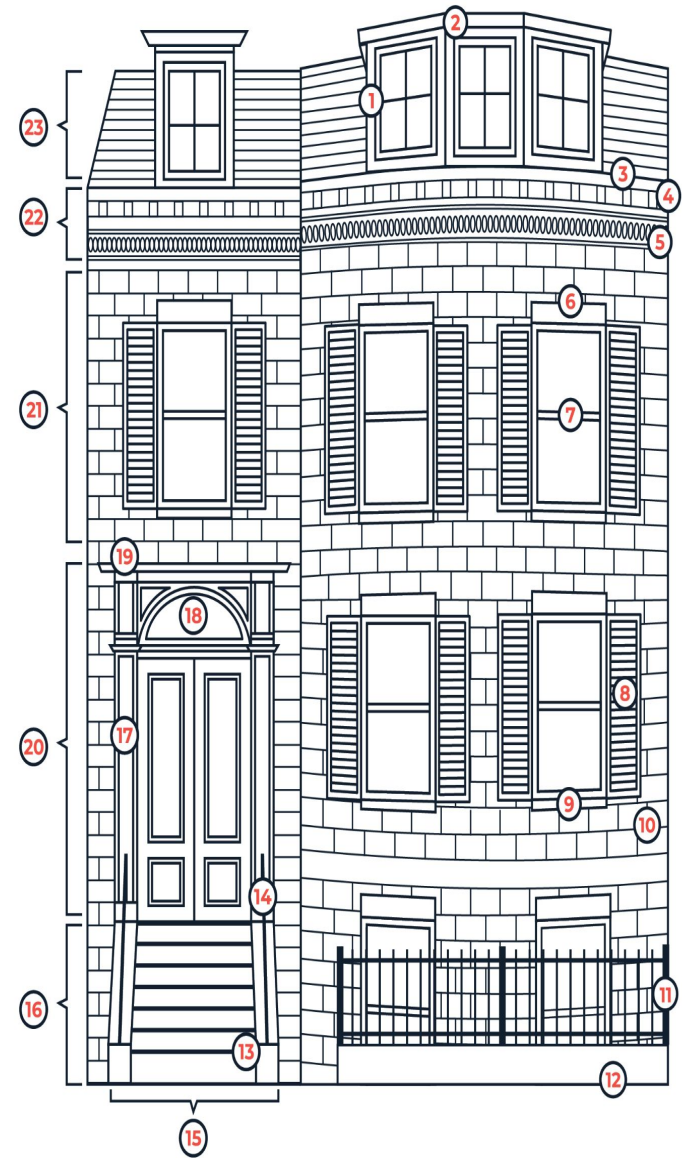
- Administer design review for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character
- Establish design guidelines for appropriate additions or new construction
- Prevent the loss of historically and/or architecturally significant structures that are designated landmarks or in districts
- Review proposed demolitions and potentially invoke demolition delay via Article 85 for non-designated structures

The Boston Landmarks Commission and the District Commissions **DO NOT:**

- Own any of the regulated properties
- Order properties to be repaired/changed
- Demolish structures or issue demolition permits
- Regulate use of structures
- Regulate interiors of structures (unless specified in the designation)
- Regulate or comment on public art
- Prevent new construction

STANDARDS AND CRITERIA

- **Change is expected**, but planned
- District guidelines are **unique to each neighborhood**. No two sets of guidelines are the same, but they are typically based on the U.S. Secretary of Interior's Standards
- Designed to **protect the character-defining features** of a neighborhood
- **May be updated**/adjusted over time as required to accommodate future need, such as climate resilience
- Standards **do not prohibit new construction** – they guide the design to compliment the surrounding historic spaces
- Required elements such as **life-safety equipment** are still reviewed for appropriateness



- | | | | |
|------------|------------------|--------------|------------------|
| 1. Dormer | 7. Muntin | 13. Stringer | 19. Hood |
| 2. Cornice | 8. Blind/Shutter | 14. Railing | 20. First floor |
| 3. Gutter | 9. Sill | 15. Stoop | 21. Second floor |
| 4. Bracket | 10. Rusticate | 16. Basement | 22. Entablature |
| 5. Dentil | 11. Fencing | 17. Pilaster | 23. Mansard |
| 6. Lintel | 12. Curb wall | 18. Transom | |

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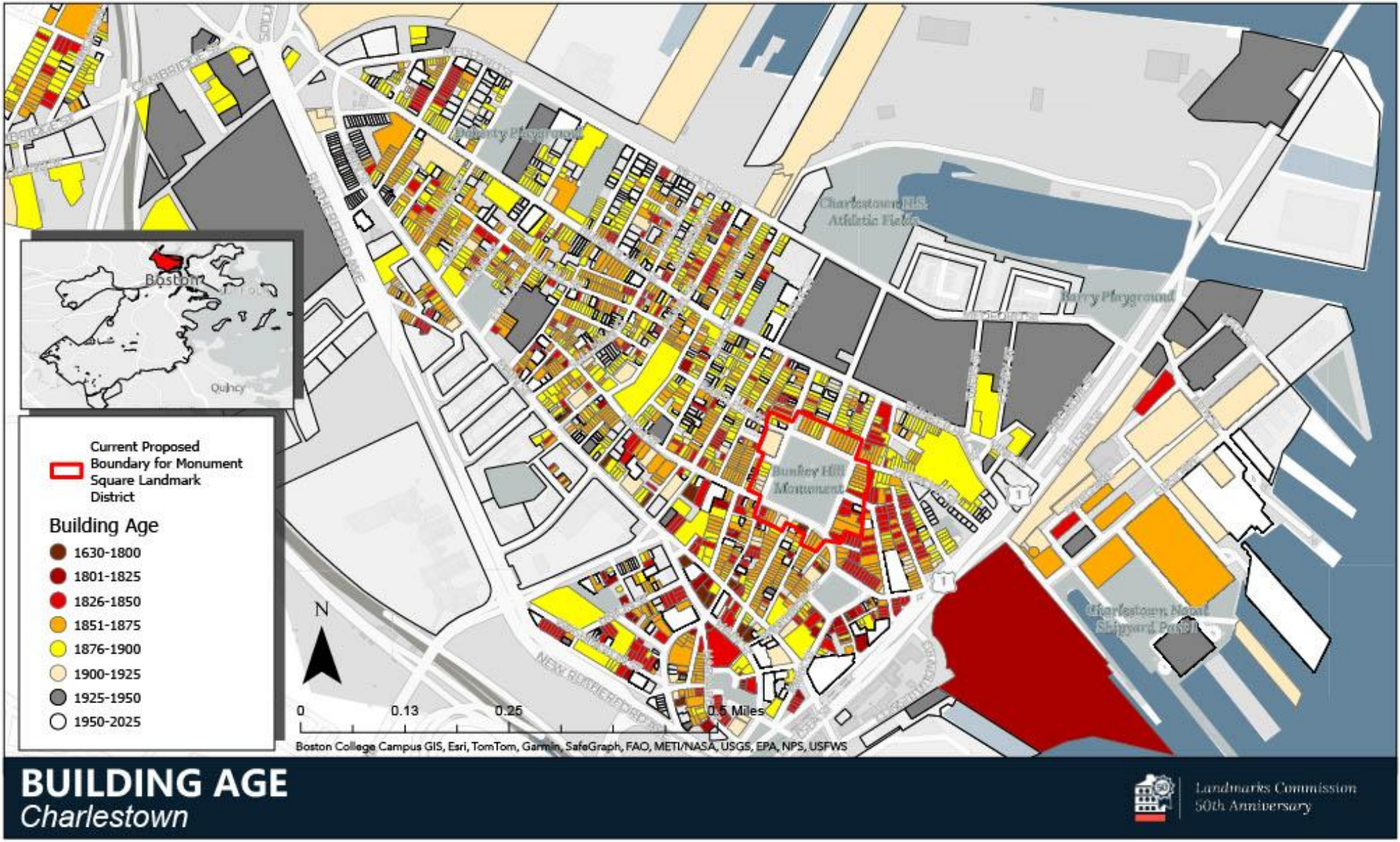
STANDARDS AND CRITERIA

ITEMS THAT ARE ROUTINELY EXEMPT IN MANY LANDMARK DISTRICTS*

- Window air conditioning units
- Landscaping
- Paint on wood
- Road surfaces
- Rear elevations
- Items not visible from a public street
- Temporary signs: for sale, coming soon, etc.
- Standard maintenance work
- Potted plants
- Holiday decorations

*Differs from district to district. Refer to district/landmark standards and criteria for specifics. Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov





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